



Wharf Lane, Solihull

Guide Price £310,000





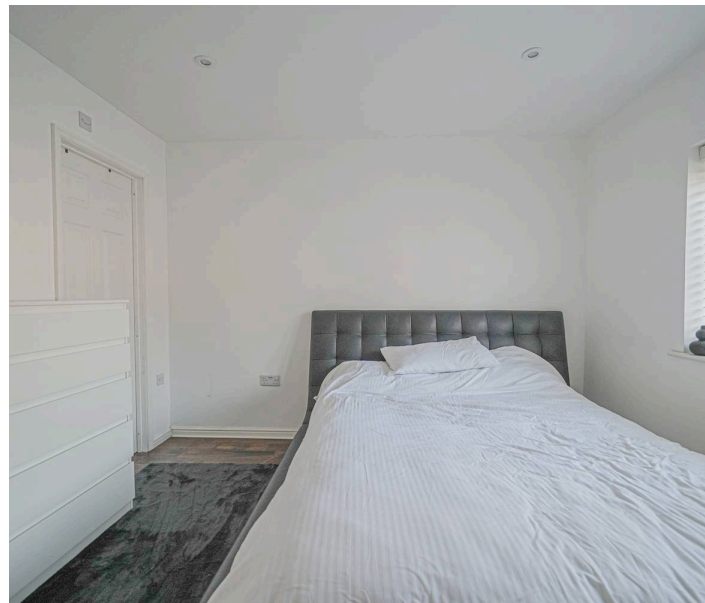
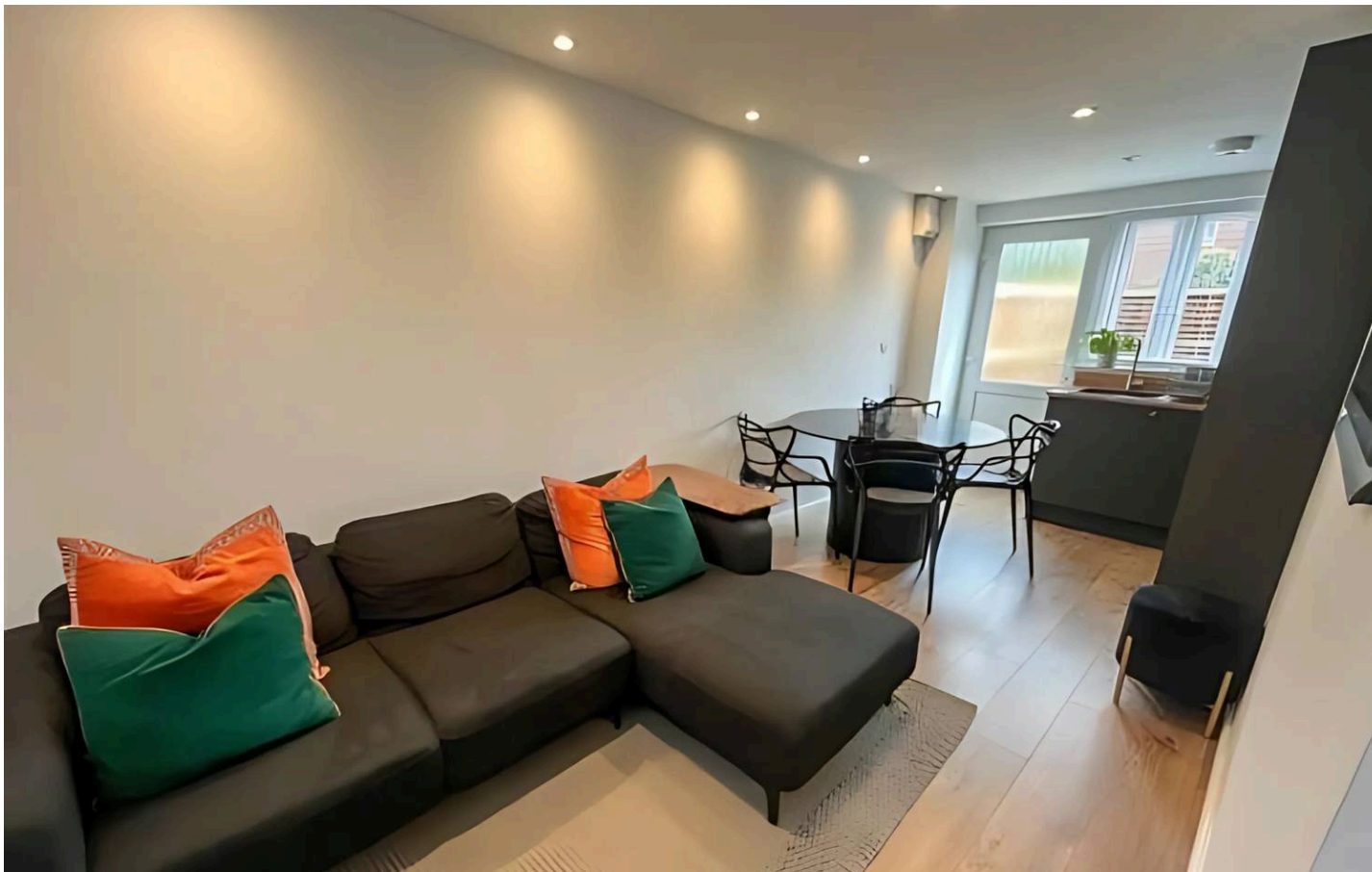
## PROPERTY OVERVIEW

Introducing this exceptional three-bedroom semi-detached property, within a quiet neighbourhood, perfectly suited for first-time buyers and investors alike. Situated on a peaceful road in Solihull with the added benefit of NO UPWARD CHAIN, this home is conveniently located within a short distance of local amenities and the town centre. A perfect catchment area for good Solihull schooling and within walking distance to Solihull station and Touchwood shopping centre.

Once a coach house, this property has been expertly reconfigured to offer spacious downstairs living accommodation. Step inside to discover an inviting open plan kitchen, dining, and living area boasting fully integrated appliances and a built-in media wall.

Upstairs, three generously proportioned bedrooms await. The principal bedroom features ample space and an ensuite bathroom, while the remaining bedrooms are complemented by a well-appointed family bathroom. A sizeable landing provides room for a laundry cupboard, adding functionality to the layout.





Completing this property is a low maintenance rear garden that offers potential for additional parking if desired. Don't miss this opportunity to make this exceptional property your new home.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: B

Tenure: Freehold

- Three Bedroom Semi-Detached Property
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Formerly A Coach House
- Open Plan Kitchen / Dining / Living Area
- Three Spacious Bedrooms
- Principal Bedroom With Ensuite
- Family Bathroom
- Low Maintenance Rear Garden
- Recently Renovated Throughout (Less Than A Year Ago) With Potential For Further Enhancements Into The Loft Area



**DINING/LIVING AREA**  
10' 7" x 9' 8" (3.23m x 2.95m)

**KITCHEN AREA**  
12' 3" x 7' 9" (3.73m x 2.36m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**  
10' 11" x 9' 8" (3.33m x 2.95m)

**ENSUITE**

**BEDROOM TWO**  
14' 5" x 9' 0" (4.39m x 2.74m)

**BEDROOM THREE**  
10' 11" x 6' 10" (3.33m x 2.08m)

**BATHROOM**

**TOTAL SQUARE FOOTAGE**  
70.8 sq.m (762 sq.ft) approx.

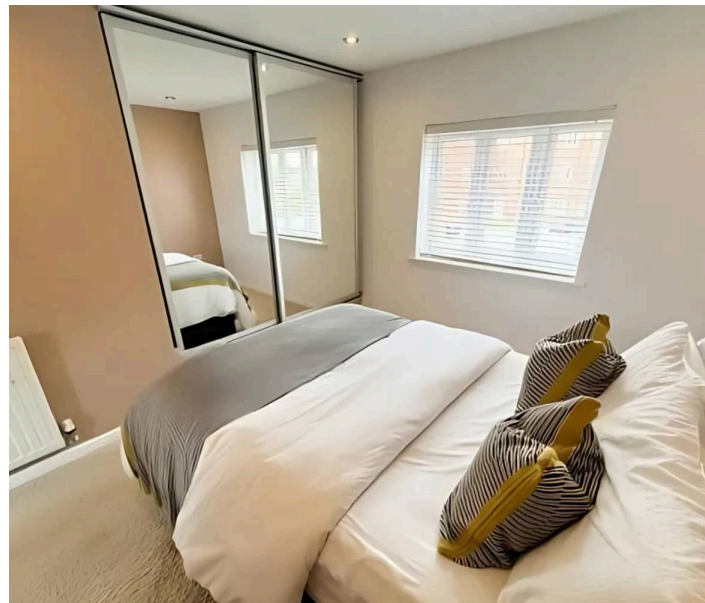
**OUTSIDE THE PROPERTY**

**LOW MAINTENANCE GARDEN**

**ALLOCATED PARKING**

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, all carpet, blinds and light fittings and fitted wardrobes in one bedroom.



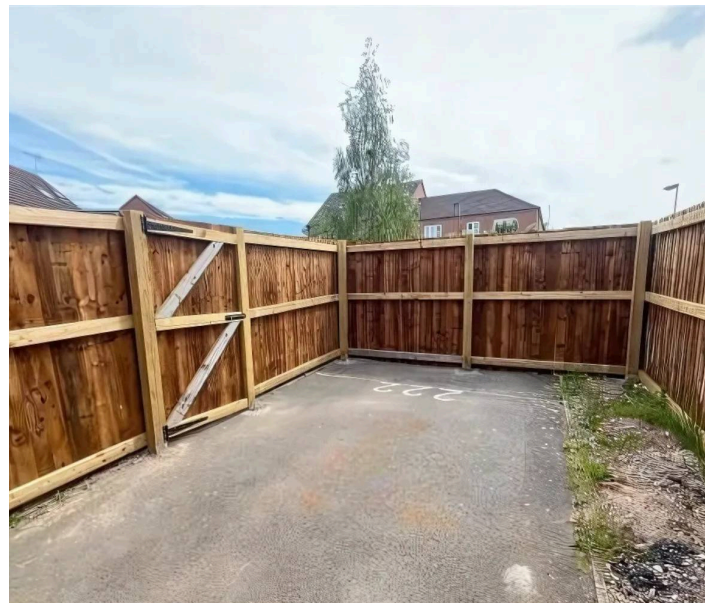
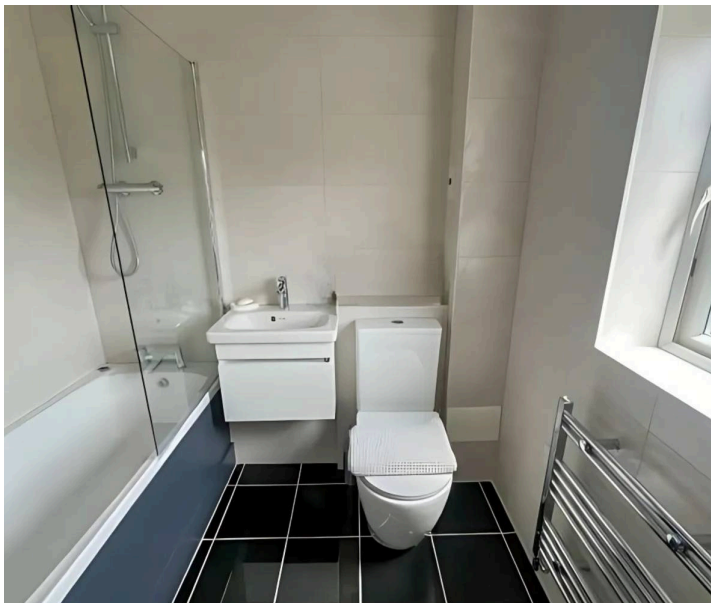


#### **ADDITIONAL INFORMATION**

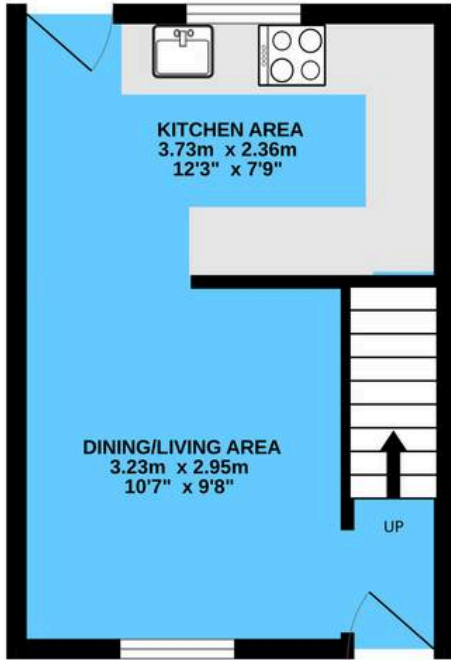
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded.

#### **INFORMATION FOR POTENTIAL BUYERS**

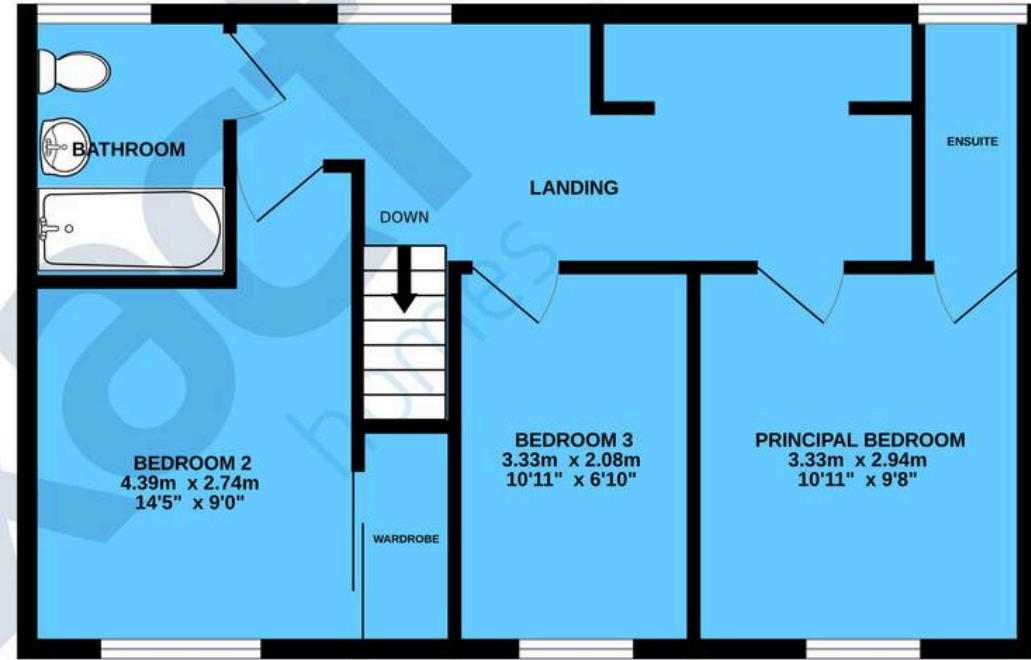
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 70.8 sq.m. (762 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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